

Regular Planning Commission Meeting

Fruitport Charter Township

5865 Airline Road

Date: February 16, 2016

Chairman Jacobs brought the meeting to order at **7:00 p.m.**

01. Roll Call:

- A. Members Present: Jeff Jacobs, Mike Michelli Jr., Brett Suchecki, Kyle Osterhart, Randy Lee, & Geoff Newmyer.
- B. Members Absent: Chuck Whitlow.

02. Approval of the December 15, 2015 Regular Planning Commission Meeting Minutes:

- A. The minutes were accepted as presented.

03. Approve / Amend Agenda:

- A. **Motion** by Michelli Jr. to revise the date on the agenda to February 16, 2016. **Supported** by Lee.
 - 1. All in Favor.
- B. **Motion** by Newmyer to move the 06 CBK item to 07 and move the 07 Bravokilo item to 06. **Supported** by Lee.
 - 1. All in favor.

04. Correspondence / Reports:

- A. None.

05. Public Comments pertaining to agenda topics: None.

New Business

06. Bravokilo Inc.

Parcel: 61-15-122-300-0001-30

Purpose: Site Plan Review PUD Revision Burger King

- A. Mike Longley, 1815 East Sternberg Road, Burger King.
- B. They are in the process of remodeling their restaurants.
- C. There would be an addition to the front of the building and an additional drive-thru lane w/ a passing lane.
- D. The parking change is a net zero.
- E. The entrance locations would stay the same.
- F. They are replacing the site lighting from metal halide to LED lighting and all lighting is to remain on site.
- G. Lee is concerned with the third lane width and suggested it should be wider.
- H. The exterior façade would be completely renovated and the parapet walls would be heightened to match their other new restaurants and Burger King's standards.
- I. Michelli Jr. **motioned** to adopt the provided motion as amended based on the findings in the Zoning Administrator's report provided with this application. Bravokilo, Inc. – Site Plan Revision for the Burger King Restaurant.
- J. Lee suggested noting that the retrofit of lighting would still need to meet the Zoning Ordinance.
- K. **Supported** by Newmyer.
 - 1. Roll Call:
 - a. Ayes: Michelli Jr., Newmyer, Osterhart, Suchecki, Lee, & Jacobs.
 - b. Nays: None.

07. CBK Development

Parcel: 61-15-127-200-0007-40

Purpose: Change of Site Plan Chandy Acres East

- A. Tom Larabel and Dan Larabel, Allen Edwin Homes.

- B. In original plan there were 48 lots and in the new plan there are 40. The reason for the reduction is they are moving power lines and creating a pond amenity. Currently, the plan is to develop 21 lots in the first phase and develop the other 19 in the future.
- C. The Township has worked out the water and sewer plans with the developer.
- D. Sheridan Road is currently a dirt road. Jacobs said his understanding is Sheridan Road has to be paved prior to allowing a paved entranceway from Colbert Drive.
- E. Michelli Jr. **motioned** to adopt the provided motion as amended based on the findings in the Zoning Administrator's report provided with this application for CBK Development – Chandy Acres East Site Plan Modification.
- F. The motion is made to grant the site plan request for parcel number 61-15-127-200-0007-40.
- G. The motion is based upon specific findings by the Township Zoning Administrator relative to the factors specified in Section 42-224 of the Zoning Chapter as outlined in the Zoning Administrators enclosed document.
- H. Further conditions placed by the Township upon the site plan approval are as follows:
 - 1. Colbert Drive on Phase II to be per Fruitport Fire Department standards and approvals.
 - 2. When Phase II is constructed, Sheridan Road will need to be paved per road commission standards up to Colbert Drive before any Certificate of Occupancy permits are issued.
- I. **Supported** by Newmyer.
 - 1. Roll Call:
 - a. Ayes: Michelli Jr., Newmyer, Osterhart, Suchecki, Lee, & Jacobs.
 - b. Nays: None.

Unfinished Business: None.

08. Public Comments: None.

09. Adjournment: There being no further discussion, the meeting was adjourned at 7:45 p.m.

Respectfully Submitted,

Kyle D. Osterhart, Secretary